



HOUSING POLICY  
DEVELOPMENT, HCD

APR 1 2008

March 27, 2008

Ms. Cathy Creswell  
Deputy Director, Division of Housing Policy Development  
Department of Housing and Community Development  
P. O. Box 952053  
Sacramento, CA 94252-2053

Re: City of Monrovia Annual Report on the Status of the General Plan

Dear Ms. Creswell:

In compliance with Section 65400 of the California Government Code, enclosed is the City of Monrovia's Annual Report on the Status of the General Plan for Fiscal year 2002-2003. The Monrovia City Council reviewed the report on March 18, 2008.

If you have any questions, I can be reached at (626) 932-5539 or by email at [ssizemore@ci.monrovia.ca.us](mailto:ssizemore@ci.monrovia.ca.us).

Respectfully,

A handwritten signature in cursive script that reads "Steve Sizemore".

Steve Sizemore  
Planning Division Manager

Enclosure



# CITY COUNCIL AGENDA REPORT



DEPARTMENT: Community Development

HOUSING POLICY  
DEVELOPMENT, HCD

APR 1 2008

MEETING DATE: March 18, 2008

PREPARED BY: Steve Sizemore  
Planning Division Manager

AGENDA LOCATION: CC-4

---

**TITLE:** Annual Report on the Status of the General Plan.

**OBJECTIVE:** Receive and file the Annual Report on the Status of the General Plan, in accordance with state law.

**DISCUSSION:** All cities and counties in California are required to prepare a long term comprehensive plan covering a wide range of issues to guide future growth—known as the *General Plan*. Government Code Section 65400 requires an annual report to the legislative body on the status of the General Plan and progress in its implementation, including progress in meeting the community's share of regional housing needs pursuant to Section 65584. The report must be provided to the California Office of Planning Research (OPR) and the Department of Housing and Community Development (HCD) annually. The Annual Report on the Status of the General Plan is attached.

**RECOMMENDATION:** Staff recommends that the City Council receive and file the Annual Report. Following the acceptance by the City Council, staff will forward the report to the California Office of Planning Research and the Department of Housing and Community Development.

**COUNCIL ACTION REQUIRED:** If the City Council concurs the appropriate action would be a motion to receive and file the Annual Report on the Status of the General Plan.

**CC-4**



# City of Monrovia

## Status of the General Plan Annual Report

This annual report has been prepared to summarize the status of the *City of Monrovia General Plan* and the actions that have been taken to implement General Plan policies and implementing actions from January 1, 2007 to December 31, 2007.

This report was presented to the Monrovia City Council at its regularly scheduled meeting of March 18, 2008.

### **General Plan Elements**

The General Plan is separated into separate sections or *Elements*. There are seven mandatory general plan elements. Local jurisdictions may adopt additional elements at their discretion. Each element was in compliance with state law at the time of their adoption. The table below lists each element of the *Monrovia General Plan* and the year it was most recently adopted:

General Plan Element	Last Update
<i>Mandatory Elements:</i>	
Land Use	2007
Circulation	2007
Housing	2003
Safety	2002
Noise	2002
Recreation/Open Space	1966
Conservation	1966
<i>Optional Elements:</i>	
Public Service	1966
Public Buildings	1966

**Land Use Element:** On January 20, 2008, the City of Monrovia adopted a revised Land Use Element to accommodate new growth along the City's transportation corridors as a way of protecting existing historic neighborhoods and allow higher density development associated with transit development. The adopted Land Use Element created land use plans for the following areas in the City:

- Establish land use policies and design performance criteria for the West Huntington Drive corridor, which extends from the western City limit east to Primrose Avenue. The following Densities will be allowed in this Planning Area:

**Residential:** A maximum of 128 dwelling units will be constructed within this portion of the City. Approximately 41 dwelling units with maximum density of 50 dwelling units per acre (du/ac) in the area designed Retail Corridor Mixed Use

*between Fifth Avenue and Encino Avenue will be constructed as stand-alone product located adjacent to existing adjacent land uses. Residential units may be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development. Residential uses are not permitted immediately adjacent to Huntington Drive, but are recommended in the areas adjacent to existing residential neighborhoods. Additionally, 87 dwelling units will be built in the mixed use area located north of Cypress Avenue.*

**Commercial:** *A maximum of 1,010,868 square feet of retail commercial and mixed use will be constructed facing Huntington Drive.*

**Manufacturing:** *A maximum of 66,791 square feet of manufacturing uses will be permitted in this portion of the project site.*

- Establish land use policies and design performance criteria for the South Myrtle Avenue corridor, which extends from Interstate 210 north to Olive Avenue. The following Densities will be allowed in this Planning Area:

*The proposed Land Use Element will allow residential uses at a maximum density of 54 dwelling units per acre and office development may be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development. Retail/dining and manufacturing uses will also permitted in the South Myrtle Avenue corridor.*

- Establish land use policies, design performance criteria, and development caps for the 80-acre Station Square Transit Village area, the limits of which include all properties bounded by Interstate 210 on the north, Magnolia Avenue on the west, Duarte Road on the south, and Shamrock Avenue on the east. The following Densities will be allowed in this Planning Area:

**Residential:** *A minimum of 1,400 dwelling units to a maximum of 3,600 dwelling units. Residential units may be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development. Residential uses are not permitted immediately adjacent to I-210.*

**Office:** *Up to 850,000 square feet of office space. Office development may be built as stand-alone product or as part of a horizontally or vertically integrated mixed-use development.*

**Retail/Dining:** *A maximum of 151,200 square feet of retail/dining space, with a broad range of neighborhood-serving retail and restaurant uses permitted.*

**Hospitality:** *Up to 45,800 square feet of hotel facilities. Associated amenities may include a health club, recreation facilities, banquet and meeting facilities, and restaurants.*

**Open Space:** *A minimum of 4.35 acres of active park space within this portion of the City, with park space provided at a ratio of at least 3.0 acres of park space per 1,000 residents.*

**Transit Station:** *Transit station, bus transfer terminal, supporting parking facilities, a rider drop-off area, and other improvements supporting transit facilities.*

**Parking:** *A public parking structure of approximately 600 parking spaces to support the transit station and an approximate total of 8,652 parking spaces for adjoining commercial and/or residential uses, as well as public surface parking lots. Parking will be provided consistent with requirements set forth in the Monrovia Municipal Code, with shared parking arrangements encouraged to recognize the transit-oriented development.*

It is estimated that approximately 3,746 net new residential units and approximately 993,119 square feet of net new non-residential development will be constructed within the focus areas in the next approximately 23 years pursuant to the adopted Land Use Element. The average annual growth rate for the entire City will represent approximately 2.2 percent per year, or a 50 percent increase in population in 2030 over existing conditions. The total population in 2030 is expected to be 58,805 persons, or an increase of 19,658 persons over the 23-year planning horizon.

**Circulation Element:** The Circulation Element was revised and adopted by the Monrovia City Council in January 2008. It was comprehensively updated to address anticipated future traffic volumes and circulation patterns on the local road system associated with 2008 Land Use Element and long-term local and regional growth, and to account for anticipated transit use and pedestrian movement resulting from establishment of a Gold Line light rail station within the planned Monrovia Transit Village. In particular, the adopted Circulation Element allows for the following changes:

- Designation of Myrtle Avenue between Old Town Monrovia and the Station Square Transit village area as an enhanced pedestrian route, with the goal of providing enhanced pedestrian access to the proposed Gold Line light rail station.
- Strengthening of policies related to the Gold Line.
- Addition of policies regarding local fixed-route transit.
- Addition of policies to improve non-motorized modes of transportation, including pedestrians

**Housing Element:** Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs for all economic segments of the community. The Housing Element has a shorter time frame usually around five years,

as mandated by the state. In 2003, the City Council adopted the Housing Element and it was subsequently certified by the State Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element law. The programs and policies established in the Element show the City's ability to meet its Regional Housing Needs Assessment (RHNA) Allocation. The City has initiated a revision to the City's Housing Element to comply with the mandated June 30, 2008 deadline.

**Noise Element:** The Noise Element was adopted in September 2002, which updated the 1975 Element. The Noise Element provides criteria to define and evaluate noise impacts and establishes a framework for future planning and noise mitigating decisions, while the Noise Ordinance provides the regulatory and enforcement authority for those policies. Noise policies are enforced on an ongoing basis by City Staff for individual development projects.

**Safety Element:** The Safety Element is a statement of the City's policy and intent regarding the identification of potential hazards and provides relevant objectives, principles and standards to effectively handle each issue. The Safety Element was adopted in September 2002, updating the 1983 Safety and Seismic Safety Element. Since that time, City Staff continues to apply these policies regarding disaster preparedness, seismic safety, flood control, fire safety and emergency preparedness to various development projects as they undergo City review.

**Recreation/Open Space:** The Recreation/Open Space Element was adopted in 1966. The purpose of the Element is to guide the preservation and conservation of open space land. As a result of the hillside planning process, the City has been aggressively seeking funds and acquiring undeveloped hillside property for open space. The Community Services Commission is currently studying the appropriate uses and will develop a master plan for this resource. Once complete, this will be incorporated into a new General Plan Element. Staff anticipates that this will be completed during FY2008-2009.

**Conservation Element:** This Element was last updated in 1966. The Conservation Element provides direction regarding the conservation, development and utilization of natural resources. Its requirements overlap those of the Land Use, Circulation, Safety, and Open Space Elements. The primary focus of the Conservation Element is toward natural resources. Staff is planning an update of this Element concurrent with the Open Space Element.

**Public Facilities & Services Element:** These elements were adopted in 1966 and are obsolete. They are not required elements. Many of the issues covered in these Elements overlap those of other Elements. Staff is reviewing the issues related to these topics and will make a recommendation to the Planning Commission and City Council as to whether they should be updated or repealed.

## **Summary of General Plan and Specific Plan Amendments**

Since the purpose of the General Plan is to provide a long range view, the number of amendments should be minimal. Under state law, a legislative body may amend, after a public hearing, all or part of an adopted General Plan if it deems the amendment to be in the public's interest, but requires that no mandatory element of a general plan be amended more than four times during any calendar year (January to December). Each amendment may include more than one change to the general plan, so multiple applications may be considered at the same meeting. It should be noted that this General Plan Annual Report covers the fiscal year (July to June), not the calendar year.

During the twelve-month period from January 2007 through December 2007, there were 2 amendments to the General Plan Land Use Element and the adoption of the Housing Element.

**General Plan Amendment GPA2007-1:** A General Plan Amendment changing the land use designation of two properties from Manufacturing to Planned Development. This expands a Planned Development zone to allow for live/work housing.

**General Plan Amendment GPA2007-2:** As a result of the hillside planning process, the Hillside Wilderness Preserve (HWP) and Hillside Recreation (HR) Land Use Designations were created and added to the General Plan and the HWP and HR zones were added to the Zoning Ordinance. The intent of these designations is for the preservation of open space. The HWP designation, specifically, was created to be applied to hillside property owned and acquired by the City in the future for this purpose. Over the past year, the City has acquired several additional properties for the Monrovia Hillside Wilderness Preserve. A General Plan Amendment to change the land use and zoning designations of these properties to Hillside Wilderness Preserve (HWP).

## **HOUSING ELEMENT GOALS AND POLICIES**

### ***Progress on Meeting Regional Housing Needs***

The Housing Element must include local housing programs designed to meet the jurisdictions "fair share" of existing and future housing needs for all income groups, as determined by the San Gabriel Valley Council of Governments. This "fair share" allocation concept, known as the Regional Housing Needs Assessment (RHNA) Allocation, tries to ensure that each jurisdiction accepts responsibility for meeting the housing needs of the region. The City must provide for the *potential* for units to be built through zoning and other land use policies. However, the City is not obligated to build any of the units.

Monrovia's total construction need (RHNA) in the current Housing Element cycle (June 1998-2005) is 304 units. As of December 2007, over 500 housing units have been built. This represents over 100 percent of the City's RHNA allocation, which shows that the City has exceeded in meeting the anticipated need. Again, it is not required that the City meet its allocation, just that it has the capacity through its zoning and general plan land use designations.